

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF PFLUGERVILLE, TEXAS, AMENDING ORDINANCE NO. 1203-15-02-24 OF THE CITY OF PFLUGERVILLE, TEXAS, AS AMENDED, BY APPROVING A SPECIFIC USE PERMIT FOR A PROPOSED AUTOMOTIVE REPAIR AND SERVICES USE ON A 0.748 ACRE TRACT OF LAND CURRENTLY ZONED CORRIDOR URBAN CENTER LEVEL 5 DISTRICT (CL5) SITUATED IN THE STONE HILL TOWN CENTER SUBDIVISION LOT 5, BLOCK 4, LOCATED IN PFLUGERVILLE, TRAVIS COUNTY, TEXAS, TO BE KNOWN AS VALVOLINE INSTANT OIL CHANGE SPECIFIC USE PERMIT (SUP1908-01); PROVIDING A CUMULATIVE AND REPEALER CLAUSE; PROVIDING FOR A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, under the authority of Chapter 211 of the Texas Local Government Code, the City of Pflugerville (City) adopts regulations and establishes zoning to control the use of land within the corporate limits of the City; and

WHEREAS, a petition for a Specific Use Permit has been made by the property owner in conformance with the procedures of the City of Pflugerville's Code of Ordinances, Chapter 157, Unified Development Code for property depicted and described in **Exhibit A**, which is attached hereto and incorporated herein for all purposes (the "Proposed Zoning"); and;

WHEREAS, the Planning and Zoning Commission held a public hearing on September 16, 2019, determined that the petition and associated application for the Specific Use Permit met the requirements of Chapter 157, Subchapter 3 (Specific Use Permits) and Subchapter 4 (Zoning Districts and Use Regulations), and recommended approval of the Proposed Zoning under a Specific Use Permit with conditions for an Automotive Repair and Service use on the subject site.

WHEREAS, the City has complied with all conditions precedent necessary to take this action, has properly noticed and conducted all public hearings and public meetings pursuant to the Texas Local Government Code and Texas Government Code, as applicable.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PFLUGERVILLE, TEXAS:

SECTION 1. The foregoing recitals are hereby found to be true and correct and are hereby adopted by the City Council and made a part hereof for all purposes as findings of fact.

SECTION 2. The City Council finds:

That the Proposed Zoning is in accordance with the City's Comprehensive Plan for the purpose of promoting the health, safety, morals and general welfare of the City, and is

in accordance with the following purposes: 1) lessen congestion in the street; 2) secure safety from fire, panic and other dangers; 3) promote the general health and welfare; 4) provide adequate air and light; 5) prevent undue overcrowding of land; 6) avoid undue concentration of population; and 7) facilitate the adequate provision of transportation, water, sewer, schools, parks and other public requirements.

SECTION 3. The City Council amends the Official Zoning Map of the City of Pflugerville, Texas adopted in Ordinance No. 1203-15-02-24, as amended, is amended to apply the Specific Use Permit to the Corridor Urban Center Level 5 (CL5) base zoning district of the property, which is described as a 0.748-acre tract of land situated in Lot 5, Block A, Stone Hill Town Center Pflugerville, Travis County, Texas as shown in **Exhibit A**.

SECTION 4. Conditions Accepted by Applicant: The property described herein may be developed and used in accordance with regulations established by this Specific Use Permit, as provided in **Exhibit B** “Conditions” and **Exhibit C** “Conceptual Site Layout” and all other applicable ordinances of the City of Pflugerville, Texas, which are incorporated herein; and the applicant, owner and grantee’s have accepted the terms thereof, all of which are required by Chapter 157, Subchapter 3 of the Unified Development Code.

SECTION 5. Cumulative and Repealer Clause. This ordinance shall be cumulative of all other ordinances of the City of Pflugerville, Texas, and shall not operate to repeal or affect any other ordinances of the City except insofar as the provisions thereof might be inconsistent or in conflict with the provisions of this Ordinance, in which event such conflicting provisions, if any, are hereby repealed to the extent of such conflict.

SECTION 6. Severability Clause. The sections, paragraphs, sentences, clauses, and phrases of this Ordinance are severable, and if any phrase, clause, sentence, paragraph or section of this Ordinance shall be declared unconstitutional or invalid, such unconstitutionality or invalidity shall not affect any of the remaining phrases, clauses, sentences, paragraphs or sections of this Ordinance, since the same would have been enacted by the City Council without the incorporation in this Ordinance of any such unconstitutional or invalid phrase, clause, sentence, paragraph or section.

SECTION 7. Effective Date. This Ordinance will take effect upon its adoption by the City Council and publication of the caption hereof in accordance with Section 3.15(d) of the City Charter.

PASSED AND APPROVED this _____ day of _____, 2019.

CITY OF PFLUGERVILLE, TEXAS

by:

VICTOR GONZALES, Mayor

ATTEST:

KAREN THOMPSON, City Secretary

APPROVED AS TO FORM:

CHARLIE ZECH, City Attorney
Denton Navarro Rocha Bernal & Zech, P.C.

EXHIBIT "A"

SUBJECT PROPERTY:

0.748-acre tract of land situated in Lot 5, Block 4, Stone Hill Town Center subdivision, Pflugerville, Travis County, TX



Valvoline Instant Oil Change
Case Number: SUP1908-01
8/12/19

Legend

- Re zoning
- ETJ
- City Limits

0 100 200 Feet

When required the City of Pflugerville complies with Texas Local Government Code for public notifications. All notification addresses are derived from tax role information that is certified annually.

PFLUGERVILLE TEXAS

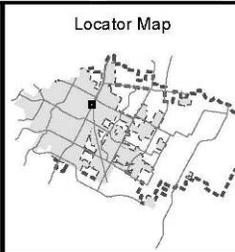


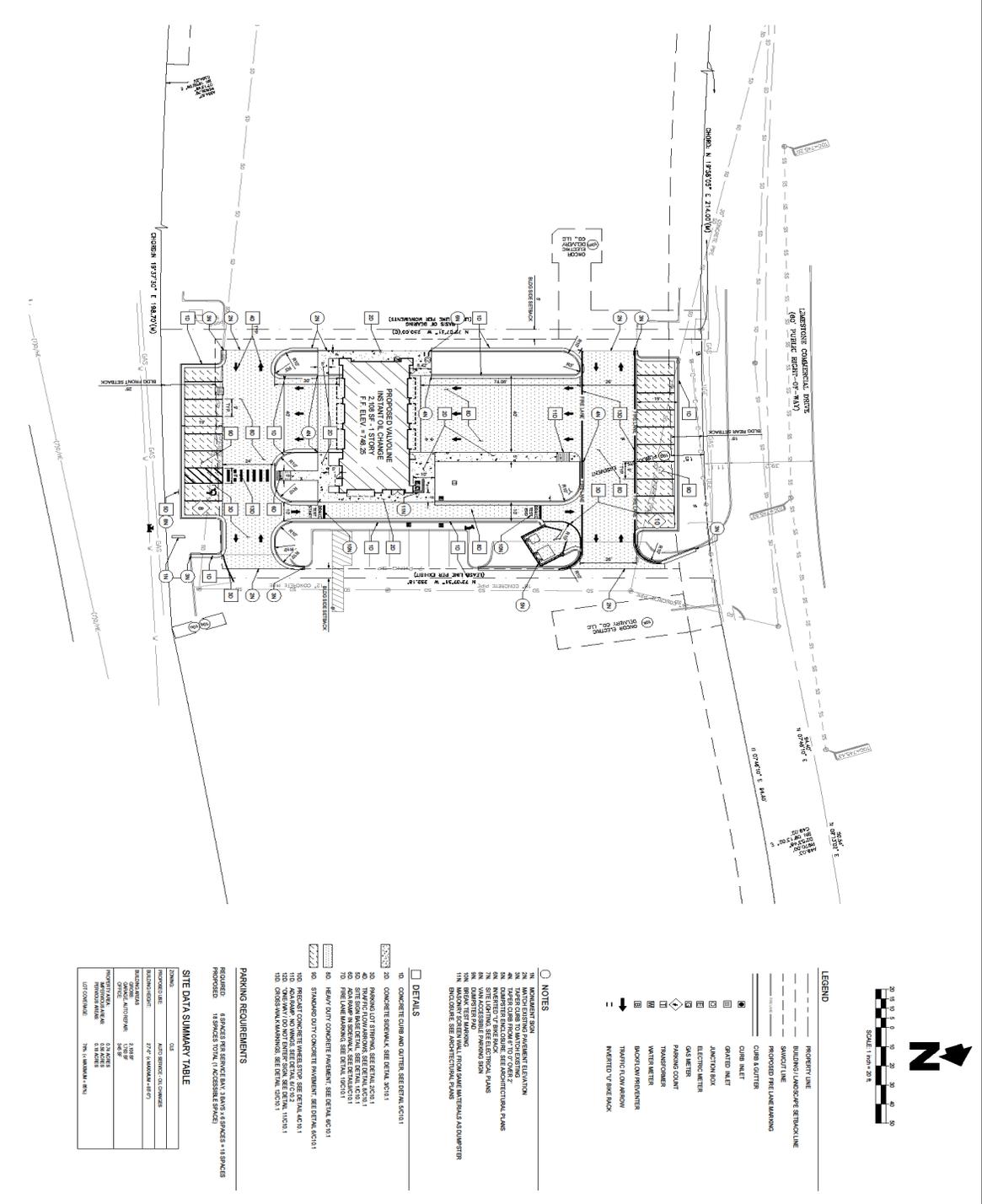
EXHIBIT "B"

CONDITIONS:

Item	Conditions of Approval	Purpose
1	The site shall be developed in accordance with Exhibit "C" and the Unified Development Code, Ordinance No. 1203-15-02-24, as amended.	Consistency with current standards. Deviations consistent with adjacent properties.

EXHIBIT "C" CONCEPTUAL SITE LAYOUT

M:\09\06-19-2010\WOC - Pflugerville, TX\09\06\06\06\Civil\Construction Documents\Folder2010-8-8 SUP06-19-2010 PROJECT_MALCOLM.ATTWOOD



LEGEND

- PROPERTY LINE
- BUILDING/LANDSCAPE SETBACK LINE
- SWAPSET LINE
- PROPOSED PAVEMENT MARKING
- CURB & GUTTER
- GRATED INLET
- JUNCTION BOX
- ELECTRIC METERS
- GAS METERS
- PARKING COUNT
- TRANSFORMER
- WATER METERS
- BACKFLOW PREVENTER
- TRAFFIC FLOW ARROW
- INVERTED 'V' FIRE MARK

- NOTES**
1. MATCH EXISTING PAVEMENT ELEVATION
 2. HATCH EXISTING PAVEMENT
 3. HATCH CURB FROM 1" TO 6" OVER 7"
 4. DRIVEWAY PAVEMENT, SEE ARCHITECTURAL PLANS
 5. DRIVEWAY PAVEMENT, SEE ARCHITECTURAL PLANS
 6. DRIVEWAY PAVEMENT, SEE ARCHITECTURAL PLANS
 7. DRIVEWAY PAVEMENT, SEE ARCHITECTURAL PLANS
 8. DRIVEWAY PAVEMENT, SEE ARCHITECTURAL PLANS
 9. DRIVEWAY PAVEMENT, SEE ARCHITECTURAL PLANS
 10. DRIVEWAY PAVEMENT, SEE ARCHITECTURAL PLANS
 11. DRIVEWAY PAVEMENT, SEE ARCHITECTURAL PLANS
 12. DRIVEWAY PAVEMENT, SEE ARCHITECTURAL PLANS
 13. DRIVEWAY PAVEMENT, SEE ARCHITECTURAL PLANS
 14. DRIVEWAY PAVEMENT, SEE ARCHITECTURAL PLANS
 15. DRIVEWAY PAVEMENT, SEE ARCHITECTURAL PLANS
 16. DRIVEWAY PAVEMENT, SEE ARCHITECTURAL PLANS
 17. DRIVEWAY PAVEMENT, SEE ARCHITECTURAL PLANS
 18. DRIVEWAY PAVEMENT, SEE ARCHITECTURAL PLANS
 19. DRIVEWAY PAVEMENT, SEE ARCHITECTURAL PLANS
 20. DRIVEWAY PAVEMENT, SEE ARCHITECTURAL PLANS

- DETAILS**
- 10 CONCRETE CURB AND GUTTER, SEE DETAIL SC011
 - 20 CONCRETE SIDEWALK, SEE DETAIL SC011
 - 30 PAVEMENT LOT FINISH, SEE DETAIL SC011
 - 40 TRAFFIC FLOW ARROW, SEE DETAIL SC011
 - 50 DRIVEWAY PAVEMENT, SEE DETAIL SC011
 - 60 DRIVEWAY PAVEMENT, SEE DETAIL SC011
 - 70 DRIVEWAY PAVEMENT, SEE DETAIL SC011
 - 80 DRIVEWAY PAVEMENT, SEE DETAIL SC011
 - 90 DRIVEWAY PAVEMENT, SEE DETAIL SC011
 - 100 REINFORCED CONCRETE PAVEMENT, SEE DETAIL SC011
 - 110 REINFORCED CONCRETE PAVEMENT, SEE DETAIL SC011
 - 120 DRIVEWAY PAVEMENT, SEE DETAIL SC011
 - 130 DRIVEWAY PAVEMENT, SEE DETAIL SC011
 - 140 DRIVEWAY PAVEMENT, SEE DETAIL SC011
 - 150 DRIVEWAY PAVEMENT, SEE DETAIL SC011
 - 160 DRIVEWAY PAVEMENT, SEE DETAIL SC011
 - 170 DRIVEWAY PAVEMENT, SEE DETAIL SC011
 - 180 DRIVEWAY PAVEMENT, SEE DETAIL SC011
 - 190 DRIVEWAY PAVEMENT, SEE DETAIL SC011
 - 200 DRIVEWAY PAVEMENT, SEE DETAIL SC011

- PARKING REQUIREMENTS**
- 1. MINIMUM 15 SPACES FOR RETAIL SALES, 15 SPACES FOR SERVICE
 - 2. 15 SPACES TOTAL, 15 ACCESSIBLE SPACES

SITE DATA SUMMARY TABLE

PROPERTY	ADDRESS	AREA
PROPOSED SITE	2777 S. MARSHALL ST #71	2.77 AC
ADJACENT PROPERTIES	2777 S. MARSHALL ST #71	2.77 AC
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STIPULATION FOR REUSE

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF PERMITTING UNDER THE AUTHORITY OF HARVE MALCOLM AT THOOD, P.E. 106439 ON 8/20/10. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

VALVOLINE INSTANT OIL CHANGE

1871 LIMESTONE COMMERCIAL DRIVE
PFLUGERVILLE, TX 78660

DATE 08-20-2010

TIME 10:00 AM

BY [Signature]

FOR [Signature]

SCALE 1" = 20' - 0"

PROJECT MALCOLM AT THOOD

NO. 1

DATE 08-20-10

DESCRIPTION SUBMITTAL

PREPARED BY [Signature]

CHECKED BY [Signature]

DATE 08-20-10

SCALE 1" = 20' - 0"

PROJECT MALCOLM AT THOOD

NO. 1

DATE 08-20-10

DESCRIPTION SUBMITTAL

